



CITY OF ALBANY  
Housing Affordability Task Force

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**MEETING SUMMARY**

Thursday, February 3, 2022  
Virtual – Noon

Anne Catlin spoke of the DLCD grant that was received for this project, and task force members and consultants were introduced.

Member C. Jeffery Evans asked if the report provided would be modified to reflect information on the need for accessible housing. Catlin responded by saying yes, the materials provided weren't all inclusive as data is still being collected. She noted the task force will be talking about all types of housing including housing that is made to be accessible.

Catlin presented the HATF PowerPoint presentation.

Member Erin Dey from DevNW spoke of their agency's work towards affordable homeownership and the process to build affordable housing.

Member Camron Settlemier asked the definition of "close to work" to which Catlin stated she didn't have a specific definition, but it could be a job that could be several miles away from the home, requiring a vehicle and vehicle expenses.

Evans asked what the percentage of DevNW housing is fully ADA accessible to which Dey answered saying the first floor of the housing is ADA accessible. Dey explained the multiple factors and limitations that come with building the homes.

Member Scott Lepman asked Dey about how DevNW determines who is eligible to purchase the homes that are built by DevNW. Dey answered saying they have an asset building program that works with the applicants. Once applicants are screened and determined eligible, it is a lottery system for the homes.

Lepman asked once the home is purchased, how does the land stays affordable in perpetuity and does homeowner gain equity. Dey responded saying to email her any questions about the process of keeping the land affordable and that homeowners do gain equity and get paid back that money at the time of sale. Member Alana Kenagy expressed interest in the conversation.

Member Donna Holt, Director of the Linn-Benton Housing Authority (LBHA), spoke of the Section 8 vouchers, LBHA housing, and the impact of finding the land in order to build more affordable housing.

Member Alex Johnson II spoke of affordable housing being one component of the task force, but that there are multiple factors of housing affordability besides affordable housing.

Evans asked what percentage of the Housing Authority's lodging is fully ADA accessible to which Holt stated all units are designed to be 100 percent accessible aside from properties that have already been built. Those properties are modified where possible. Evans asked which standards are used for accessibility. Holt answered saying the ADA standards.

Catlin spoke of the next steps for the task force and what the meetings will look like moving forward.

Evans expressed concerns of the ADA standards not really having standards for rental housing and that the Fair Housing Act standards does. Evans asked Holt if the LBHA checked to make sure they were compliant with the Fair Housing Act, but Holt already left the meeting. Dey responded by speaking about the different requirements and scoring criteria for funding sources, which could impact decisions.

Kenagy spoke of there being steps in the process for accessibility and what DevNW and LBHA are doing for affordable housing are significant steps.

Member Sharon Konopa spoke of a strategy where nonprofits purchase existing market rate properties and transitioning them into low income housing.

Evans asked if there would be a corrected end of meeting transcript. Catlin confirmed.

Lepman spoke about whether the task force would consider being an advocate to remove low valued wetlands from inside the urban growth boundary. Lepman spoke of wetland credits and soil classifications in Albany. Lepman also spoke of the scarcity in the market and needing to add to supply.

Dey talked about how focusing on affordable housing for this meeting was good for creating a foundation for understanding the differences between affordable housing and housing affordability and that there are things that can be done to help both.

Lepman stated how housing is now a preferred investment. Lepman explained that some appraisals he has done in new subdivisions are for homes being purchased by out of state investors because of scarcity and limited market supply currently.

Catlin informed members of where to find meeting materials and what the task force should expect throughout the process.